



***Town of Tyngsborough  
Planning Board***  
25 Bryants Lane,  
Tyngsborough, Massachusetts 01879-1003  
Office: (978) 649-2300 ext 115

Tyngsborough Planning Board meeting Minutes March 16, 2006

Attachments:

1.Meeting Agenda

**APPROVED**

Members Present: Darryl Wickens, Chairman  
Caryn DeCarteret, Vice Chairman  
Mark Pease, Secretary  
Steve Nocco, Treasurer  
Joyce Harrington, Clerk  
John Boardman, Consulting Engineer

Members Absent: John Forti, NMCOG Liaison

Meeting Purpose: To take action on agenda items (see attached agenda) and any other business brought before the Board.

**7:00PM** – Meeting called to order by Chairman D. Wickens

**7:05PM** – 2 Lot Subdivision on Althea Avenue – Whitetail Estates presented by Robert McCarthy.

The applicant respectfully requested that the hearing scheduled for Thursday, March 16, 2006 be continued until the next available hearing date.

**Motion: M.Pease** to continue the Public Portion of the Hearing for Althea Avenue –Whitetail Estates- to April 20, 2006 @ 8:35PM

**Second: C.DeCarteret**

**Motion Carries: 4-Yes, 1-Absent**

**8:05PM** Special Permit 378 Middlesex Road – D.C.U. presented by Steve Auger with Hayner/Swanson, Inc

All open items have been addressed to the Board's satisfaction. The Board made the following motion.

**Motion: M.Pease** to close the Public Portion of the Hearing for D.C.U. 378 Middlesex Road.

**Second: C.DeCarteret**

**Motion Carries: 4-Yes, 1-Absent**

**Motion: M.Pease** to approve the Special Permit for Digital Federal Credit Union. Plan dated October 10, 2005 final revision date of March 14, 2006. with the following conditions.

1. Board of Health approval of plan with no modifications to the plan approved by Planning Board.
2. Conservation Commission approval of plan with no modifications to the plan approved by Planning Board
3. Provide a recorded copy of Form 4 to the Planning Board.

In accordance with section 1.16.14 of the Zoning By-Law, the Planning Board finds that the proposed use:

1. Is in harmony with the purpose and intent of the By-Law
2. Will not be detrimental or injurious to the neighborhood in which it is to take place.
3. Is appropriate for the site in question.
4. Complies with all applicable requirements of the By-Law.

**Second: S.Nocco**

**Carries: 4-Yes, 1-Absent**

### **Administrative 3 - Discussion – Danny Ayers 91 Willowdale Ave**

Mr. Ayers came before the Board to discuss plans for possible development, he owns 17.6 acres parcel of land.

### **8:05PM Definitive Subdivision Plan – 8 Lot Subdivision 28 Farwell Road – Matt Waterman.**

The applicant respectfully requested that the hearing scheduled for Thursday, March 16, 2006 be continued until the next available hearing date.

**Motion: S.Nocco** to continue the Public Portion of the Hearing for 28 Farwell Road to April 6, 2006 @ 8:05PM

**Second: M.Pease**

**Motion Carries 4-Yes, 1-Absent**

**Administrative 6 - Approval of Minutes**

**Motion: M.Pease** to approve the February 2, 2006 Minutes as amended

**Second: C.DeCarteret**

**Motion Carries: 4-Yes, 1-Absent**

**Administrative 7 - Bills**

The following bills were signed

1. W.B.Mason
2. David E. Ross and Associates, Inc
3. Lowell Sun

**Administrative 4 Sign Form 4 "Notice of Decision Special Permit" for 72 Progress Ave.**

The Board signed the Form 4.

**Administrative 5 Sign Form 4 "Notice of Decision Special Permit for 161-163 Westford Road.**

The Board signed the Form 4.

**Administrative 1 Jay Alexa – ANR Plan for 86 Norris Road**

Mr. Alexa presented a newly revised ANR Plan to the Board for approval. The old plan was not accepted by Land Court due to a one (1) foot discrepancy on one side of the property. The revised plan with the correction plan was represented to the Board.

**Motion: M.Pease** to approve the ANR Plan of Land 86 Norris Road Lot 49 dated December 2003

**Second: S.Nocco**

**Carries 3-Yes, 1-Absent, 1- Abstain**

The Board signed the ANR plan.

**Administrative 2 Discussion –Navin Patel - Danforth Road**

Mr. Patel did not appear before the Board.

**8:35PM Temporary Independent Living Quarters 103 Clover Hill Circle – Gerald and Kristin Burns**

The applicant verbally expressed to the Planning Board their intention of withdrawing the application, but has not yet followed up with a written request as required by the Board. The Board made a motion to continue the Public Portion of the Hearing to the next scheduled meeting, so that the written withdrawal could be received before the Board makes a motion to accept.

**Motion: M.Pease** to continue the Public Portion of the Hearing to April 6, 2006  
@ 7:04PM

**Second: C. DeCarteret**  
**Carries 4-Yes, 1-Absent**

**Motion: C.DeCateret** to adjourn at 9:00PM

**Second: M.Pease**  
**Carries: 4-Yes, 1-Absent**

Minutes taken and respectfully submitted by  
Joyce M.Harrington – Planning Board Clerk